



# The City of Morgantown

389 SPRUCE STREET  
MORGANTOWN, WEST VIRGINIA 26505  
(304) 284-7431 TDD (304) 284-7512  
[www.morgantownwv.gov](http://www.morgantownwv.gov)

June 30, 2016

**RE: V16-19 & V16-20 / Sabraton Properties, LLC / 1589 Earl Core Road  
Tax Map 31, Parcels 105.1, 108, 111, and 149.2**

Dear Property Owner:

The City's Planning and Zoning Code requires notification of property owners within two-hundred (200) feet of a site where certain land development and/or land use decisions are required by the Planning Commission or Board of Zoning Appeals.

Michael J. Saab on behalf of Sabraton Properties, LLC, has submitted two (2) **variance** petitions for property located at 1589 Earl Core Road. A map is enclosed with this letter illustrating the location of the subject site.

The **Board of Zoning Appeals** will consider these variance petitions at a public hearing on:

**Wednesday, July 20, 2016 at 6:30 PM  
City Council Chambers, City Hall, 389 Spruce Street**

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## **Project Description:**

The petitioner seeks to construct a "Popeye's Chicken" fast-food restaurant at 1589 Earl Core Road. The proposed plan requires variance relief to exceed the maximum front setback standard and to permit the placement of parking spaces between the front façade of the principal structure and public Earl Core Road. Variance petitions require approval by the Board of Zoning Appeals.

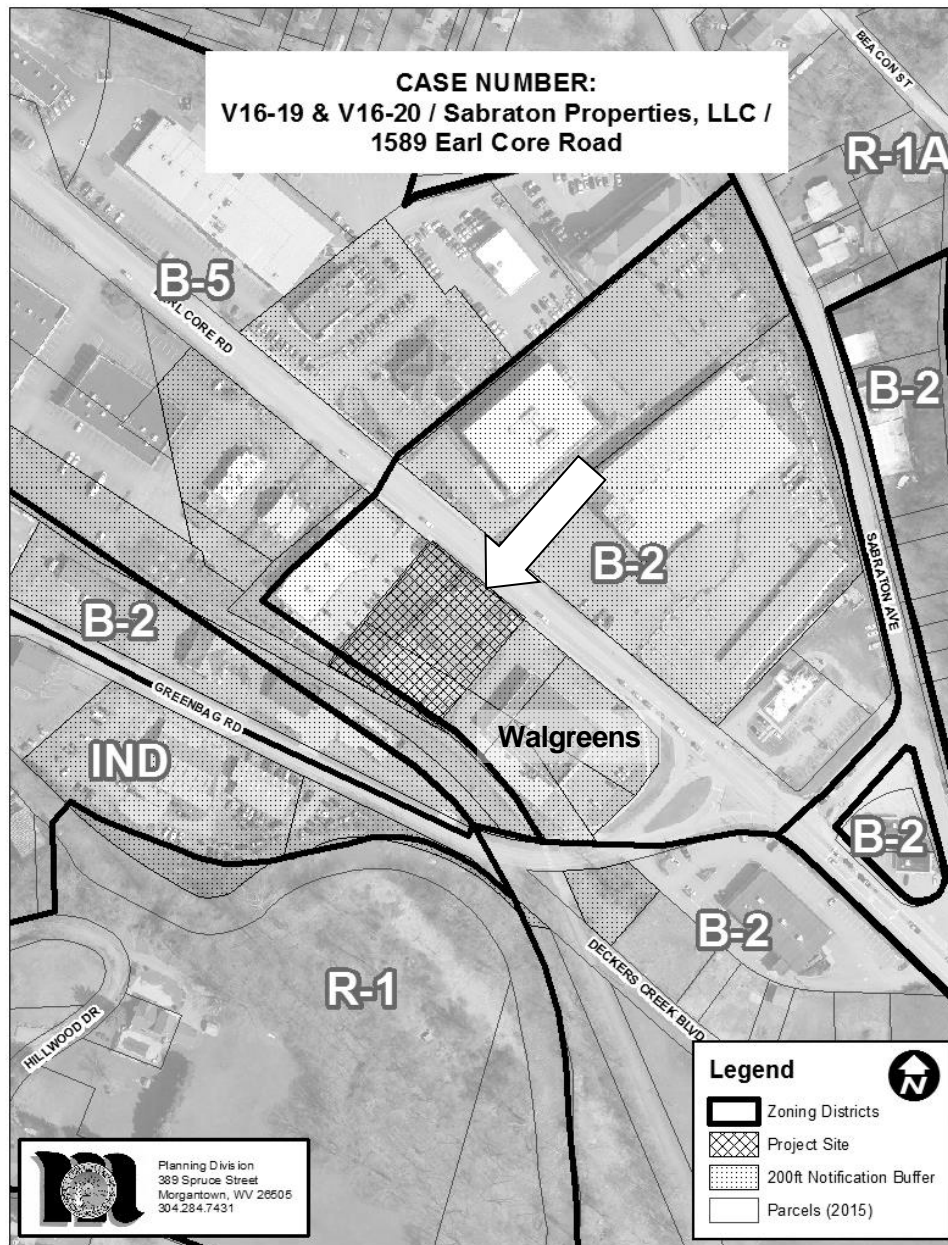
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Should you have any questions concerning these petitions or require special accommodations to attend the hearing noted above, please call the Planning Division at 304-284-7431 or email to [shollar@morgantownwv.gov](mailto:shollar@morgantownwv.gov). Written comments may be submitted to this email address or by mail to the Planning Division address noted above.

The agenda for this hearing and related staff reports will be posted on the City's website, [www.morgantownwv.gov](http://www.morgantownwv.gov), approximately one week before the hearing.

Respectfully,

Stacy Hollar  
Executive Secretary



Members of the public may participate in an existing case before the Board of Zoning Appeals in several ways:

1. Provide a written submission (evidence such as reports, photographs, etc.) while the record is open. Evidence supporting the granting or denial of an application may be submitted to the Office of the Planning Division up to five (5) days prior to the public meeting. Written evidence submitted after the deadline cannot be considered by the BZA unless the BZA finds good cause exists to admit additional evidence at the time of the hearing.
2. Provide written comments for the public hearing. Written comments may be submitted to the Office of the Planning Division prior to the public meeting OR by presenting them to the BZA Chair at the hearing. Written comments that are lengthy but not considered evidence can be submitted up to five (5) days prior to the public meeting to allow ample time to distribute them to members of the BZA with sufficient time for review.
3. Offer testimony during the public hearing portion at the BZA meeting. All speakers are limited to five (5) minutes. If there is a large number of speakers, including many who are part of groups or organizations, the BZA Chairperson may, to avoid repetitive comments, elect to ask a representative to speak on behalf of the group or organization.